



## Clumber Cottage

93 Tor O Moor Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6SD

£285,000  
NO ONWARD CHAIN

**BELL**





# Clumber Cottage

93 Tor O Moor Road, Woodhall Spa LN10 6SD

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A delightful cottage of some considerable appeal with its distinctive arched windows is pleasantly situated within a highly desirable position along Tor O Moor Road. Internally the property provides three bedrooms, two reception rooms, stylish kitchen and sunroom having access to utility room and laundry room. Outside, the property has off street, side by side parking and enclosed rear garden laid with low maintenance in mind to paving. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance.

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and is gateway to the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

## Accommodation

Entered into the front through wooden door into:

### Entrance Porch 4' 5" x 4' 2" (1.35m x 1.27m)

With wooden obscured windows to sides, tiled flooring, open to stairway; with wooden doors to dining room and to:

### Living Room 12' 2" x 10' 4" (3.71m x 3.15m)

With wooden double-glazed window to front and having radiator, tiled fireplace with oak overmantel, wood effect flooring and multiple power points.





### **Dining Room 12' 2" x 11' 5" (3.71m x 3.48m) max**

With wooden double-glazed window to front and lights to ceiling and wall. There are built-in storage spaces, radiator and wood effect flooring. Multiple power points, wooden doors to under stairs storage space and to:

### **Rear Lobby**

With wooden obscure glazed door to lean-to to rear, wood effect flooring, multiple power points, wooden doors to kitchen and to:

### **Shower Room 9' 8" x 6' 8" (2.94m x 2.03m) max**

With wooden obscure window to rear and having low-level WC, pedestal sink and shower cubicle with tiled surround. There is tiled flooring, radiator and shaver socket.

### **Kitchen 9' 8" x 9' 2" (2.94m x 2.79m)**

With wooden window to rear and having sink and drainer to roll edge worktop and modern units to base and wall levels. There is a Hoover oven and Hotpoint hob beneath extractor, radiator, multiple power points, tiled flooring and wooden door to **Pantry Cupboard**.

### **Sunroom**

With lights to walls, uPVC double glazed French doors and windows to rear. There is wood effect flooring, multiple power points, wooden framed, polycarbonate roof, wooden doors to **Store/Workshop** and to:

### **Utility Room 6' 8" x 6' 1" (2.03m x 1.85m)**

With light to wall and sink and drainer to roll edge worktop. There are storage units, power and water connected and wood effect flooring.

### **First Floor Landing**

With wooden doors to bedrooms and bathroom.

### **Bedroom 1 12' 2" x 10' 4" (3.71m x 3.15m) max**

With wooden double-glazed window to front and having built-in storage space, radiator, multiple power points and loft access hatch.

### **Bedroom 3 11' 0" x 9' 0" (3.35m x 2.74m)**

With uPVC double glazed window to rear, radiator and multiple power points. Curtain to hanging and shelved storage space.

### **Bathroom 11' 5" x 7' 7" (3.48m x 2.31m)**

With uPVC double glazed obscure window to rear and having low-level WC, bidet, pedestal sink and bath with electric shower over and tiled surround. There is a radiator, wood effect flooring and wooden doors to storage space.

### **Bedroom 2 12' 0" x 11' 5" (3.65m x 3.48m) max**

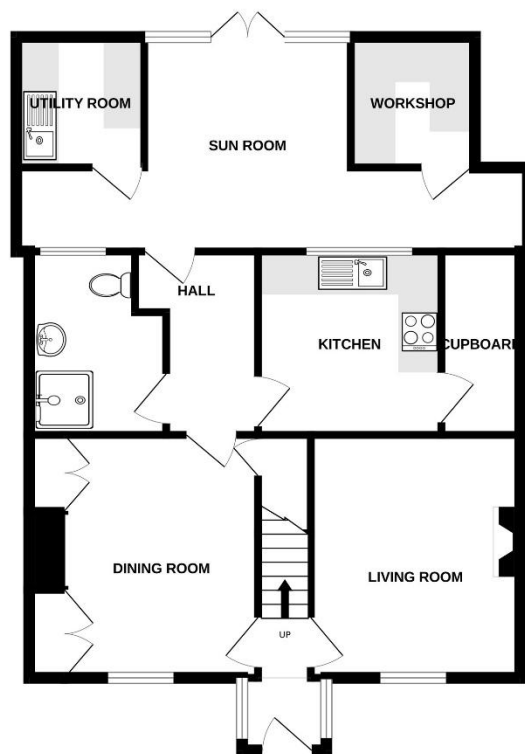
With wooden double-glazed window to front, radiator and multiple power points.





GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Outside

The property is approached to the front over a paved path, dividing paved and gravelled parking spaces. The front faces south, thus enjoying sunlight throughout the day.

The rear garden is predominately laid to paving with mature flower beds to the side and rear, contained by mixed fencing and boundary wall in part.

**East Lindsey District Council – Tax band: B**  
**EPC Rating: D**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.  
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